



COUNTY OF SANTA BARBARA

REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of July 8, 2005

9:00 A.M.

Revision: July 1, 2005 BAR Meeting was postponed to July 8, 2005.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-Vice Chair
Bethany Clough
Pamela Ferguson-Ettinger
Valerie Froscher
Greg Ravatt
Chris Roberts
Kris Miller-Fisher
Anita Hodosy - BAR Secretary
Peter Imhof - Planner III

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

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- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
 - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
 - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
 - If your case appears on the County Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:30 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
 - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
 - Board of Architectural Review approvals do not constitute Land Use Clearances.
 - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of June 24, 2005 will be considered.

IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)

- C-1. 05BAR-00000-00017 Russell New Guest House Hope Ranch**
05CDP-00000-00006 (Amy Trester, Planner) Ridgeline: Urban
Request of Kathy Hancock, architect for the owner, Morris C. Russell, to consider Case No. 05BAR-00000-00017 for **final approval on consent of an addition to an existing pool house of approximately 320 square feet to be converted to a guest house with a total of approximately 704 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,570 square feet, attached two car garage of approximately 380 square feet and pool house of approximately 384 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-013, located at **1460 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District. **(Continued from 4/15/05)**
- C-2. 04BAR-00000-00193 Hanley New Residence Solvang**
04LUP-00000-01130 (Brian Tetley, Planner) Ridgeline: Rural
Request of Nick Foster, agent for the owner, Brian Hanley, to consider Case No. 04BAR-00000-00193 for **final approval on consent of a new residence of approximately 4,800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5 acre parcel zoned A-I-5 and shown as Assessor's Parcel Number 137-132-038, located at **1500 Jennilsa** in the Solvang area, Third Supervisorial District. **(Continued from 9/10/04, 2/25/05, 4/29/05 & 6/10/05)**
- C-3. 03BAR-00000-00353 Price Ranch New Residences Los Alamos**
03LUP-00000-00661 (Gary Kaiser, Planner) Ridgeline: N/A
Request of Nick Foster, agent for the owners, Syncon Homes of CA, Inc., to consider Case No. 03BAR-00000-00353 for **final approval on consent for construction of four single family dwellings each of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is four parcels of 20,000 square foot each zoned C-1 and shown as Assessor's Parcel Numbers 010-130-024, -025, -026 and -027, located at **Price Ranch Road** in the Los Alamos area, Third Supervisorial District. **(Continued 1/09/04, 10/01/04, 1/28/05, 3/11/05, 4/29/05 & 6/10/05)**
- C-4. 04BAR-00000-00094 Knollwood Meadows Addition of 32 Apartments to 96 Unit Complex Orcutt**
04LLA-00000-00006 (Gary Kaiser, Planner) Ridgeline: N/A
Request of Carl Schneider, architect for the owner, Knollwood Properties L.P., to consider Case No. 04BAR-00000-00094 for **final approval on consent of an addition of 32 apartments approximately 26,835 square feet to an existing 96 unit complex.** The following structures currently exist on the parcel: seven apartment buildings of approximately 34,740 square feet. The proposed project will require approximately 11,000 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 4.41 acre parcel zoned DR-12.3 and shown as Assessor's Parcel Number 107-490-001, located at **4012 Cedarhurst Drive** in the Orcutt area, Fourth Supervisorial District. **(Continued from 5/28/04, 7/16/04, 4/29/05 & 6/10/05)**
- C-5. 04BAR-00000-00264 Nord Detached Garage and Accessory Structure Santa Barbara**
04LUP-00000-00856 (Peter Lawson, Planner) Ridgeline: Rural
Request of Dave and Jennifer Nord Gibson, owners, to consider Case No. 04BAR-00000-00264 for **final approval on consent of a detached garage of approximately 400 square feet and accessory structure of approximately 488 square feet for a detached residential second unit. The residential second unit not subject to BAR review.** The following structures currently exist on the parcel: a single family dwelling and attached garage. The proposed project will require approximately 150 cubic yards of cut and

fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-022, located at **5615 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District. **(Continued from 2/11/05, 3/18/05 & 4/29/05 & 6/10/05)**

- C-6. 04BAR-00000-00256 Running New Residence Hope Ranch**
04LUP-00000-01018 (Dan Nemechek, Planner) Ridgeline: Urban
Request of Peter Becker, architect for the owner, Clayton Running, to consider Case No. 04BAR-00000-00256 **revised final approval on consent of a new residence of approximately 5,135 square feet with an attached garage of approximately 885 square feet.** The previously approved single family residence has been demolished and no structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 1.98 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-042, located at **1000 Via Tranquilla** in the Hope Ranch area, Second Supervisorial District. **(Continued from 2/11/05)**
- C-7. 05BAR-00000-00125 Sweet Residence Addition Santa Maria**
05LUP-00000-00553 (Devin Jarrett, Planner) Ridgeline: N/A
Request of Thomas King, agent for the owners, Mr. and Mrs. Sweet, to consider Case No. 05BAR-00000-00125 for **preliminary/final approval on consent of residence addition of approximately 692 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,740 square feet and detached garage of approximately 462 square feet. The proposed project will not require grading. The property is a 6,077 square foot parcel zoned SLP and shown as Assessor's Parcel Number 105-320-014, located at **5687 Shilo Court** in the Santa Maria area, Fourth Supervisorial District. **(Continued from 6/24/05)**
- C-8. 05BAR-00000-00114 Permut Residence Addition and Remodel Orcutt**
05LUP-00000-00500 (Lilly Okamura , Planner) Ridgeline: N/A
Request of Randall Steele, architect for the owner, Alan S. Permut, to consider Case No. 05BAR-00000-00114 for **preliminary/final approval on consent of a demolition of approximately 678 square feet and reconstruction of approximately 1,008 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,038 square feet and detached garage of approximately 374 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-072-011, located at **135 Park Lane** in the Orcutt area, Fourth Supervisorial District. **(Continued from 6/10/05)**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this BAR Meeting by 9:30 A. M.

Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas

- 1. 05BAR-00000-00135 Reade New Signs Orcutt**
05SCC-00000-00011 (Lilly Okamura, Planner) Ridgeline: N/A
Request of Stephen Sheppard, agent for the owner, Craig Reade, to consider Case No 05BAR-00000-00135 for **preliminary/final approval of six wall mount custom framed signs with approximate sizes varying between 6 square feet to 15.5 square feet.** The following structures currently exist on the parcel: a commercial building. The property is a 9,648 square foot parcel zoned OT-R-14/GC and shown as Assessor's

Parcel Number 105-103-014, located at **400 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. **(Continued from 6/24/05)**

2. **05BAR-00000-00074** **Coffin New Residence, Garage and Barn** **Santa Ynez**
05LUP-00000-00309 (Brian Tetley, Planner) Ridgeline: Rural
Request of Chuck McClure, Richard and Mary Coffin agent and owners, to consider Case No. 05BAR-00000-00074 for **final approval of a new residence of approximately 3,875 square feet, garage of approximately 800 square feet and barn of approximately 2,903 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 15,000 cubic yards of cut and approximately 5,900 cubic yards of fill. The property is a 20 acre parcel zoned AG and shown as Assessor's Parcel Number 135-310-026, located at **Rancho Ynecita Sub-Division** in the Santa Ynez area, Third Supervisorial District. **(Continued from 4/29/05 & 6/10/05)**

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **05BAR-00000-00127** **Lengsfelder Residence Additions** **Mission Canyon**
(No Planner Assigned) Ridgeline: N/A/Urban/Rural
Request of Christine Pierron, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00127 for **conceptual review of a residence addition of approximately 415 square feet and new garage with upper level exercise room of approximately 925 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,188 square feet. The proposed project will require approximately 49 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned E-1 and shown as Assessor's Parcel Number 023-171-025, located at **370 Windsur Way** in the Mission Canyon area, First Supervisorial District.
4. **04BAR-00000-00342** **Wilson/Goldmuntz Residence Addition and New Garage** **Hope Ranch**
05LUP-00000-00001 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Susette Naylor, architect for the owners, David Goldmuntz and Leesa Wilson-Goldmuntz, to consider Case No. 04BAR-00000-00342 for **preliminary approval of a residence addition of approximately 3,354 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet. The total proposed new residence is approximately 5,083 square feet with a terrace addition to an existing terrace of approximately 520 square feet and covered patio of approximately 277 square feet, existing garage/guesthouse to be converted to guesthouse/wine cellar of approximately 717 square feet, a new garage of approximately 709 square feet and new pool and associated spa.** The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, guest/garage of approximately 717 square feet, deck of approximately 466 square feet and stable/storage building of approximately 1,350 square feet. The proposed project will require approximately 861 cubic yards of cut and approximately 301 cubic yards of fill. The property is a 2.9 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-141-013, located at **4178 Cuesta Drive** in the Hope Ranch area, Second Supervisorial District. **(Continued from 2/11/05 & 3/18/05)**
5. **03BAR-00000-00289** **Mira Garage/Workshop** **Mission Canyon**
04LUP-00000-00102 (Dan Nemechek, Planner) Ridgeline: N/A
Request of David Heidelberg, agent for the owner, Philp Mira, to consider Case No. 03BAR-00000-00289 for **further conceptual review/preliminary/final approval of a garage and workshop of approximately 1,440 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,436 square feet with an attached garage (footage excluding garage.) The proposed project will not require grading. The property is a

.79 acre parcel zoned 1-E-1-D and shown as Assessor's Parcel Number 023-300-004, located at **1091 Palomino Road** in the Mission Canyon area, First Supervisorial District. **(Continued from 10/31/03, 11/21/03 & 7/09/04 & 11/19/04 & 5/13/05)**

The Representatives of the following items should be in attendance at this BAR Meeting by 10:30 A. M.

6. **05BAR-00000-00139** **Las Positas Shopping Center New Signage** **Santa Barbara**
05SCC-00000-00009 (Amy Trester, Planner) **Ridgeline: N/A**
- Request of Ronald A. Wilkinson, agent for the owner, James Freeman Family Trust, to consider Case No. 05BAR-00000-00139 for **conceptual review/preliminary/final approval of one double faced illuminated monument identification sign**. The following structures currently exist on the parcel: Chinese restaurant building (Empress Palace). The proposed project will not require grading. The property is a 0.66 acre/square foot parcel zoned CN and shown as Assessor's Parcel Number 049-080-016, located at **2251 Las Positas Road** the Santa Barbara area, Second Supervisorial District.

7. **05BAR-00000-00146** **Burford Residence Addition** **Santa Barbara**
05LUP-00000-00614 (Amy Trester, Planner) **Ridgeline: Rural**
- Request of Bryan Pollard, architect for the owners, Jerad and Jeanie Burford, to consider Case No. 05BAR-00000-00146 for **conceptual review of residence addition of approximately 1,326 square feet**. The following structures currently exist on the parcel: residence of approximately 2,079 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 45,549 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-221-005, located at **1453 Twin Ridge** in the Santa Barbara area, Second Supervisorial District.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. **05BAR-00000-00104** **Engberg/Jackson Residence Addition** **Goleta**
05CDP-00000-00059 (Lisa Martin, Planner.) **Ridgeline: Rural**
- Request of Loren Solin, architect for the owners, Karen Engberg and Douglas Jackson, to consider Case No. 05BAR-00000-00104 for **further conceptual review/preliminary approval of residence addition of approximately 224 square feet and new terrace of 284 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,876 square feet. The proposed project will not require grading. The property is a 42,679 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-271-004, located at **8424 Vereda del Padre** in the Goleta area, Second Supervisorial District. **(Continued from 5/27/05)**

9. **05BAR-00000-00133**
Rameson Residence Addition, New Garage/Guest House/Wine Cellar/Green House/Pool. **Hollister Ranch**
05CDH-00000-00020 (Adrienne Domas, Planner) **Ridgeline: N/A**
- Request of Jason Grant, agent for the owner, Bill Rameson, to consider Case No. 05BAR-00000-00133 for **conceptual review of a residence addition of approximately 1,578 square feet, new three car garage of approximately 1,035 square feet, new guest house of approximately 800 square feet, new green house of approximately 392 square feet, new wine cellar of approximately 216 square feet and new pool and spa**. The following structures currently exist on the parcel: a residence of approximately 3,000 square feet. The proposed project will require approximately 445 cubic yards of cut and approximately 285 cubic yards of fill. The property is a 100 acre parcel zoned AG-II-320 and

shown as Assessor's Parcel Number 083-680-024, located at **Parcel 73** in the Hollister Ranch area, Third Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 11:30 A. M.

10. **05BAR-00000-00059** **Werner New Mixed Use Building** **Isla Vista**
(Adrienne Domas, Planner) Ridgeline: N/A
Request of Vincent Leifert, architect for the owner, Tim Werner, to consider Case No. 05BAR-00000-00059 for **further conceptual review of a mixed-use building of approximately 17,508 square feet**. The following structures currently exist on the parcel: a restaurant of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Second Supervisorial District. **(Continued from 4/15/05 & 5/27/05)**

The Representatives of the following items should be in attendance at this BAR Meeting by 1:00 P. M.

11. **03BAR-00000-00192** **Two Springs New Residence** **Gaviota**
03CDH-00000-00023 (Dan Nemechek, Planner) Ridgeline: Rural
Request of Larry Graves, architect for the owners, Two Springs, a general partnership, to consider Case No. 03BAR-00000-00192 for **further conceptual review of a new residence of approximately 3,131 square feet, detached garage of approximately 1,400 square feet, guest house of approximately 800 square feet with attached garage of approximately 618 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 4,391 cubic yards of cut and approximately 2,466 cubic yards of fill. The property is a 115.08 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-700-028, located at **Lot #132 Hollister Ranch** in the Gaviota area, Third Supervisorial District. **(Continued from 7/25/03)**

Toro Canyon/Summerland/Carpinteria Areas

12. **04BAR-00000-00028** **Watson Garage/Workshop and Deck** **Summerland**
04CDP-00000-00021 (Adrienne Domas, Planner) Ridgeline: Urban
Request of Thomas C. Watson, owner, to consider Case No. 04BAR-00000-00028 for **further revised final approval of garage of approximately 792 square feet, workshop of approximately 550 square feet and deck of approximately 242 square feet**. The following structures currently exist on the parcel: a residential duplex of approximately of approximately 2,600 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 7-R-2 and shown as Assessor's Parcel Number 005-202-001, located at **144 Olive Street** in the Summerland area, First Supervisorial District. **(Continued from 3/26/04, 5/14/04 & 6/25/04 & 5/13/05)**
13. **05BAR-00000-00131** **Gifford Residence Addition** **Toro Canyon**
05CDP-00000-00041 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Paul R. Zinc, architect for the owner, Sandra Gifford, to consider Case No. 05BAR-00000-00131 for **conceptual review/preliminary approval of a residence addition of approximately 415 square feet and an addition of approximately 420 square feet to the existing garage**. The following structures currently exist on the parcel:

a residence of approximately 2,400 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 35,082 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-30-023, located at **1708 La Mirada Drive** in the Toro Canyon area, First Supervisorial District.

14. **05BAR-00000-00132** **Viniar Farm Employee Dwelling** **Toro Canyon**
04CUP-00000-00040 (Peter Lawson, Planner) Ridgeline: N/A
Request of Victor Lozzetti, agent for the owners, David and Sue Viniar, to consider Case No. 05BAR-00000-00132 for **conceptual review of project to convert an existing dwelling of approximately 2,150 square foot to a farm employee dwelling. The existing ranch style will be changed to a Spanish style.** The following structures currently exist on the parcel: a residence of approximately 2,150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill or will not require grading. The property is a 29.06 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 2:00 P. M.

15. **05BAR-00000-00088** **Johnston Residence Addition** **Toro Canyon**
05CDP-00000-00023 (Lisa Martin, Planner) Ridgeline: N/A
Request of Vic Lozzetti, architect for the owner, Kris Johnston, to consider Case No. 05BAR-00000-00088 for **preliminary/final approval of a residence addition of approximately 816 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,520 square feet, guest house of approximately 1,692 square feet and garage. The proposed project will not require grading. The property is a 1.53 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-045, located at **502 Toro Canyon Road** in the Toro Canyon. **(Continued from 5/13/05)**
16. **05BAR-00000-00140** **Cohen New Residence** **Toro Canyon**
05LUP-00000-00581 (Robert Dostalek, Planner) Ridgeline: Rural
Request of Robin Donaldson, architect for the owners, John and Marcia Cohen, to consider Case No. 05BAR-00000-00140 for **conceptual review of a new residence of approximately 5,641 square feet and attached garage of approximately 980 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-003, located at **814 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
17. **05BAR-00000-00134** **Montgomery Residence Addition** **Toro Canyon**
05CDH-00000-00021 (Adrienne Domas, Planner) Ridgeline: N/A
Request of Barry Horwitz, agent for the owner, Robert Montgomery, to consider Case No. 05BAR-00000-00134 for **conceptual review of residence addition of approximately 1,413 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,438 square feet. The proposed project will require approximately 125 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-034, located at **3319 Padaro Lane** in the Toro Canyon area, First Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 3:00 P. M.

18. **05BAR-00000-00138** **McCullough Front Porch and Retaining Walls** **Summerland**
05CDP-00000-00042 (Lisa Hosale, Planner) Ridgeline: N/A

Request of Bob McCullough, owner, to consider Case No. 05BAR-00000-00138 for **conceptual review/preliminary/final approval of a front porch of approximately 341 square feet and retaining walls**. The following structures currently exist on the parcel: a residence and attached garage. The proposed project will require approximately 22 cubic yards of cut and fill. The property is a 2,975 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-042, located at **2196 Hardinge** in the Summerland area, First Supervisorial District.

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| 19. | 03BAR-00000-00270 | Fink New Residence | Summerland |
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| | 03CDH-00000-00024 (Dan Nemechek, Planner) | | Ridgeline: Rural |
| | Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for further conceptual review of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge . No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at 2773 Padaro Lane in the Summerland area, First Supervisorial District. (Continued from 10/17/03 & 11/19/04 & 4/08/05 & 5/13/05) | | |